Davidson County DEEDWARR
Recvd: 04/29/03 08:49 2pgs
Fees:13.00 Taxes:410.70
20030429-0056868

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 Third Avenue South
NASHVILLE, TENNESSEE 37201
MCTE00000461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY-EIGHT THOUSAND AND 00/100 ($88,000.00) DOLLARS, Cash in Hand paid by J. GREG SAYLORS, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, We, ROY HUDDLESTON and FRED STIER, have bargained and sold, and by these presents do transfer and convey unto the said J. GREG SAYLORS, his heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 255 in the Plat of Priest Lake Park, Section 5, of record in Plat Book 4460, pages 174, 175, and 176, Register's Office for said Couty. Said Lot No. 255 fronts 54.81 feet on the southwest margin of Colony Point West and extends back 160 feet on the north line, and 138.89 feet on the southeast line to a line on the rear which is a broken line on which it measures 192.73 feet.

Being the same property conveyed to Roy F. Huddleston and Fred Stier by Substitute Trustee, Arnold M. Weiss, of record in Instrument No. 20021203-0148875, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said J. GREG SAYLORS, his heirs and assigns, forever. And I do covenant with the said J. GREG SAYLORS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said J. GREG SAYLORS, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 23rd day of April, 2003.

ROY HUDDLESTON

FRED STIER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ROY HUDDLESTON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires OCT. 13, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **FRED STIER,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires OCT. 13, 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$80,000.00~~ * 111,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J. Greg Saylors
AFFIANT

Sworn to and subscribed to before me this 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires OCT. 13, 2004

MAP 43-01
PARCEL 267.00

ADDRESS OF NEW OWNER:
J. GREG SAYLORS
1524 S Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

SAME